



Swan Hill, Ipswich, Suffolk  
£625,000

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- Detached Farmhouse
  - Three Bedrooms
  - Village Location
- Potential Development Opportunity
  - 0.5 Acres (approx)
  - Gated Driveway
  - Outdoor Bar
- Extended & Renovated
  - Original Features
  - South Facing Garden

A fantastic extended and modernised three bedroom detached farmhouse, situated in the sought after village of Sproughton.



Comprising of 3 separate living areas, large kitchen, utility room and downstairs shower/cloakroom, 2 double bedrooms, a further single bedroom and upstairs family bathroom.

\*Currently awaiting new EPC rating\*



## Location

The popular village of Sproxton offers amenities including church, community shop, primary school and a bus service. There are good sailing and golfing facilities available nearby or on the popular Suffolk Heritage Coast. The thriving County town of Ipswich is approximately two miles to the east with its thriving waterfront, wide variety of shopping, theatres, cinemas, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores along with an excellent choice of schooling within both the state and private sectors. Suffolk One College is within striking distance and Ipswich also offers the University Campus Suffolk.



Hermitage Farm House is set to the outskirts of the village within easy reach of the country's motorway network via the A14 to Cambridge and the Midlands to the west, the Port of Felixstowe to the east and the A12 and M25 to the south. The railway station at Ipswich provides a direct link to London's Liverpool Street with a journey time of approximately 65 minutes.

## Ground Floor

### Entrance Hall

Dual entrance from the side elevation and front elevation, access to kitchen, living room & dining room

### Living Room

12'0" x 10'0" (3.68 x 3.05)

Cosy dual aspect living room overlooking the main garden with brick surround and log burner.

### Dining Room

13'6" x 12'0" (4.12 x 3.67)

A spacious dining area overlooking the front and side aspect, with wood effect flooring, brick surround and electric fire, storage cupboard under stairs. Door leading to:

## Kitchen

11'8" x 10'9" (3.57 x 3.28)

Modern yet traditional farmhouse kitchen, incorporating shaker style units with wooden worktops. Featuring an integrated dishwasher, fridge, oven and electric hob and extractor cooker hood. Overlooking the front aspect of the property and flowing through to the:



## Lounge/Diner

18'0" x 11'6" (5.50 x 3.53)

Forming the extension, this open living space provides copious amounts of natural daylight through the large wrap-around windows, encased by exposed brickwork. The area captures panoramic views of the surrounding garden and allows a fantastic space for entertainment. LED spotlights feature with side door for access to the gravel drive and doors to:



## Utility/Boot Room

10'9" x 6'4" (3.28 x 1.95)

Large utility providing ample space for laundry, integrated fridge freezer and space for washing machine. Window to front aspect, leading to:



## Shower/Cloakroom

10'0" x 2'9" (3.06 x 0.86)

Downstairs shower room with walk in shower cubicle, wash hand basin and low level WC, half tiled.

## First Floor

### Landing

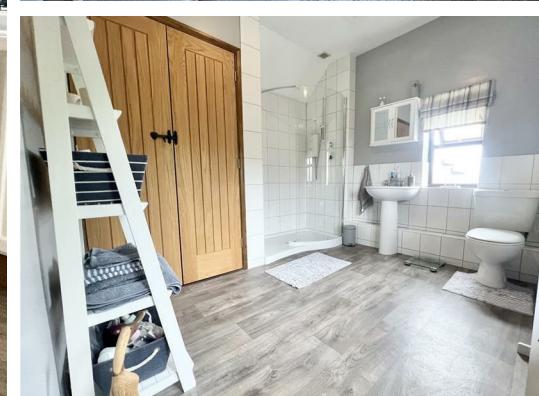
L-Shaped single aspect landing, doors leading to:

### Master Bedroom

13'4" x 12'1" (4.07 x 3.70)

A charming master bedroom, in-keeping with the traditional aura of the farmhouse. Dual aspect overlooking front and side elevations, storage cupboard over stairwell and coved ceiling.





## Bedroom Two

12'1" x 10'2" (3.68m x 3.10m)  
Double bedroom with dual aspect overlooking the main garden, original fireplace and storage cupboard over the stairwell.

## Bedroom Three/Study

8'3" x 6'11" (2.53 x 2.12)  
Currently used as a study, this room could be utilised as a third bedroom with stunning views over the garden and surrounding countryside.

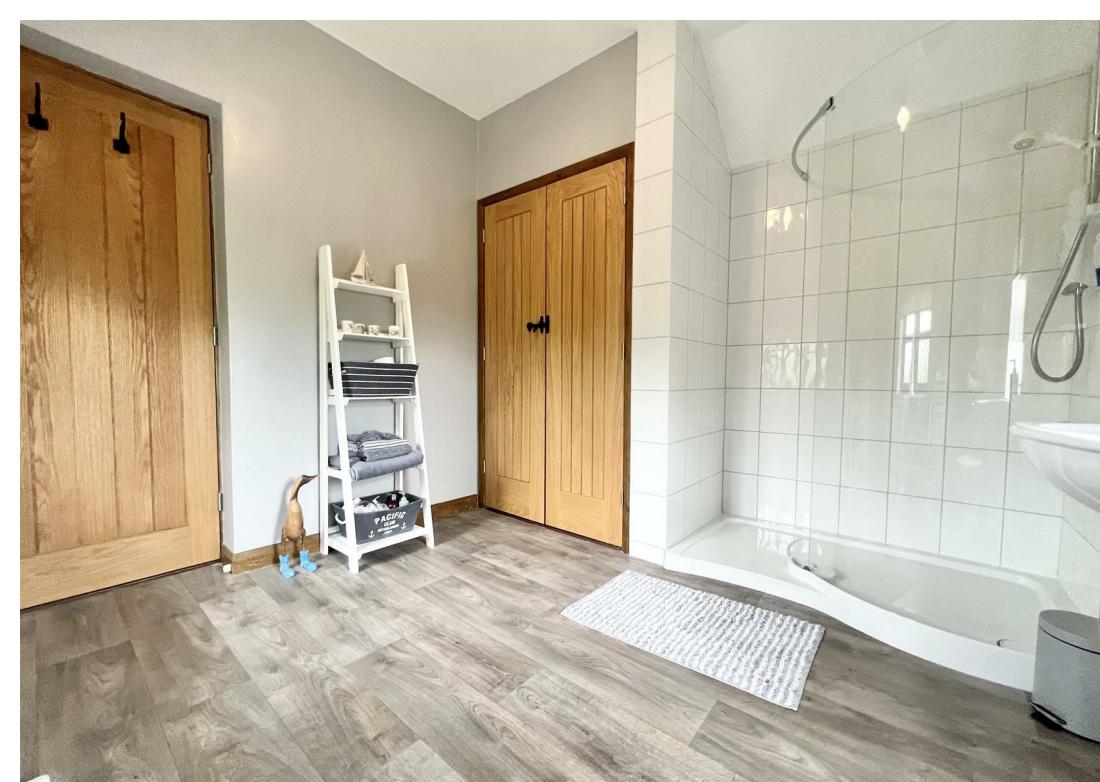
## Family Bathroom

10'0" x 9'7" (3.07 x 2.94)  
A generously sized three piece bathroom suite to include low level WC, wash hand basin, tiled curved walk in shower enclosure and large storage cupboard.

## Outside

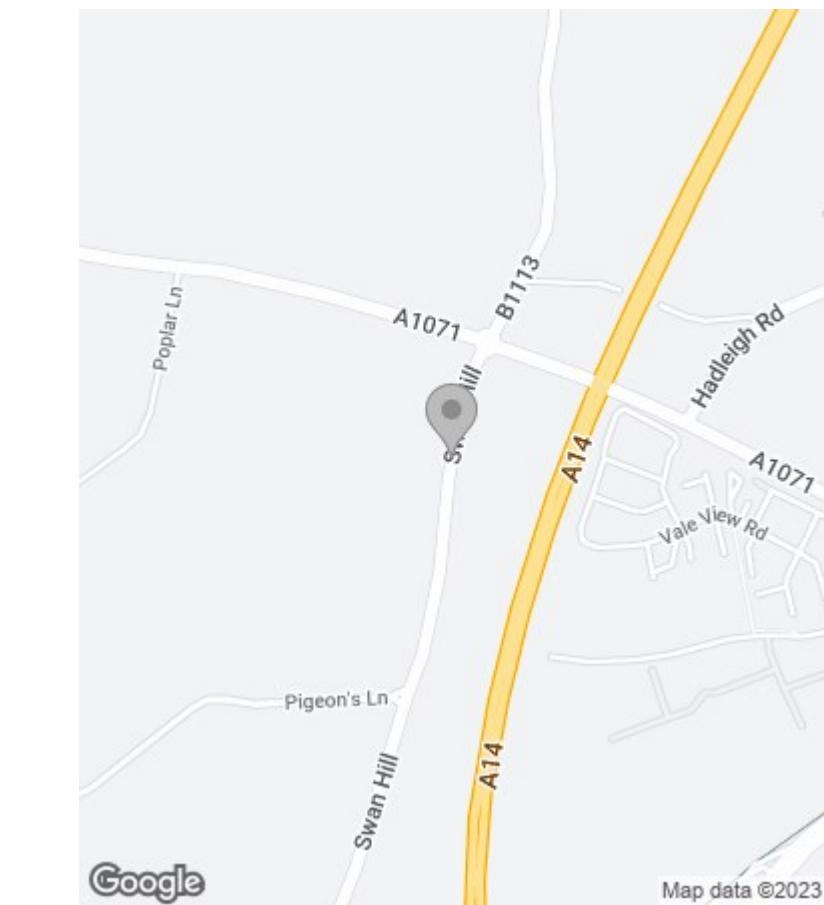
Nestled within the local countryside comprising approximately 0.5 acres of landscaped south facing garden, this enchanting space includes fruit and walnut trees and boasts a charming summer house, a greenhouse and private bar (electrics connected) with an inviting outdoor seating area.

The property is set back from the road approached via a gravel drive, 5 bar gate leading to the farmhouse and offering off-road parking for multiple cars. Wrap-around gardens surround the property, mainly laid to lawn and bordered by mature hedging, mature trees including Oak, and Ash, backing onto open fields.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	